

115.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

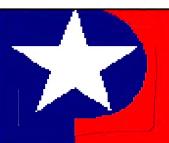
620,200 / 620,200

USE VALUE:

620,200 / 620,200

ASSESSED:

620,200 / 620,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
216		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LAMPHEAR RICHARD J	
Owner 2: BYRNE LAUREN M C	
Owner 3:	

Street 1: 31 CUSHING AVE
Street 2:

Twn/City: BELMONT
St/Prov: MA Cntry: Own Occ: Y

Postal: 02478	Type:
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PREVIOUS OWNER
Owner 1: LAMPHEAR RICHARD J/ETAL -
Owner 2: BYRNE LAUREN M C -
Street 1: 216 FOREST ST
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Clapboard Exterior and 965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 4050 Sq. Ft. Site 0 70. 1.34 5
379,051 379,100

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct	
101	4050.000	241,100		379,100	620,200					73743	
Total Card	0.093	241,100		379,100	620,200					GIS Ref	
Total Parcel	0.093	241,100		379,100	620,200					GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card: 642.69		/Parcel: 642.6						Insp Date	
										09/18/18	

PREVIOUS ASSESSMENT								Parcel ID		18931!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	241,100	0	4,050.	379,100	620,200	620,200	Year End Roll	12/18/2019	
2019	101	FV	206,500	0	4,050.	384,500	591,000	591,000	Year End Roll	1/3/2019	
2018	101	FV	206,500	0	4,050.	287,000	493,500	493,500	Year End Roll	12/20/2017	
2017	101	FV	206,500	0	4,050.	259,900	466,400	466,400	Year End Roll	1/3/2017	
2016	101	FV	206,500	0	4,050.	249,100	455,600	455,600	Year End	1/4/2016	
2015	101	FV	194,800	0	4,050.	211,200	406,000	406,000	Year End Roll	12/11/2014	
2014	101	FV	194,800	0	4,050.	200,400	395,200	395,200	Year End Roll	12/16/2013	
2013	101	FV	194,800	0	4,050.	190,600	385,400	385,400		12/13/2012	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LAMPHEAR RICHAR	1540-8	1	1/18/2019	Convenience		1	No	
BANKS AMY/ETAL	1142-56		6/16/1995		193,000	No	No	Y

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
5/20/2019	678	New Wind	13,465	C					4/9/2019	Mail Update	JO	Jenny O			
									9/18/2018	Meas/Inspect	DGM	D Mann			
									9/6/2018	MEAS&NOTICE	BS	Barbara S			
									12/9/2008	Meas/Inspect	294	PATRIOT			
									2/9/2000	Meas/Inspect	264	PATRIOT			
									8/31/1993		EK				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style				Full Bath: 1	Rating: Average																
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: WHITE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1											
Year Blt: 1930	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other													
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	7	4										
Sec Int Wall:		%		Floor:				Additions:													
Partition: T - Typical				% Own:				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors: 6 - Ceramic Tile	15 %		Total: 31 %					Plumbing:													
Bsmt Flr: 3 - Hardwood								Electric:													
Subfloor:								Heating:													
Bsmt Gar: 1								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 115.0-0001-0003.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:									Total Special Features:								Total:			